LOT 163
PLUMMER CREEK #1 PB 8/28

WYRSCH JOSHUA ANTON & ALYSSA K
83202 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0163-0000

BUILDING CHARACTERISTICS

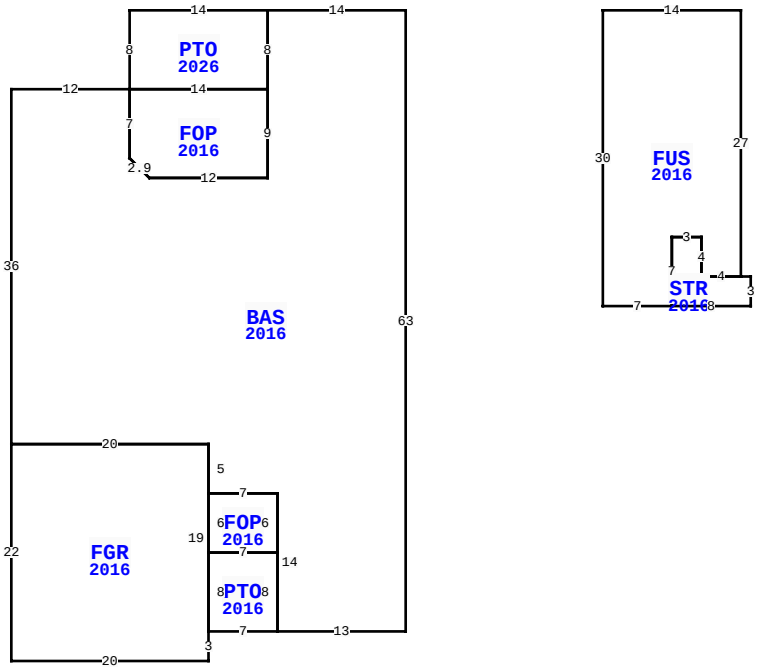
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	2016	1,710	211,832
FGR	440	55	2016	242	29,979
FOP	42	30	2016	13	1,611
FOP	124	30	2016	37	4,583
FUS	387	100	2016	387	47,940
PTO	56	5	2016	3	372
PTO	112	5	2026	6	743
STR	36	10	2016	4	495
TOTALS	2,907			2,402	297,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,402	122.8920	129.04	309,954	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 0 Heated Area: 2097 HX Base Yr



83202 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	297,556
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	362,556
SOH/AGL Deduction	0
ASSESSED VALUE	362,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,556
TOTAL JUST VALUE	362,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531149	CO ISSUED	0	01/26/2016
B1531149	NEW CONSTR	260,770	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1797	10/19/2020	WD	Q	I	01	317,000
GRANTOR: MCKINLEY DERROL N & S						
GRANTEE: WYRSCH JOSHUA ANTON						
2025/1170	1/26/2016	WD	Q	I	01	206,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCKINLEY DERROL NEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W14 S8 S9 W12 U2L2 N7 W12 S36 E20 S5 E7 S14 E13 N63 $
FGR=[YR=2016;ORIG=-40,44] S22 E20 N3 N19 W20 $
FUS=[YR=2016;ORIG=20,0] E14 S27 W4 N4 W3 S7 W7 N30 $
FOP=[YR=2016;ORIG=-14,8] W14 S7 D2R2 E12 N9 $
PTO=[YR=2016;ORIG=-20,63] E7 N8 W7 S8 $
FOP=[YR=2016;ORIG=-13,55] N6 W7 S6 E7 $
STR=[YR=2016;ORIG=34,27] E1 S3 W8 N7 E3 S4 E4 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-14,0] W14 S8 E14 N8 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS